

PLANNING COMMISSION MEETING
CITY OF GARDNER, KANSAS
Tuesday, May 27, 2014

CALL TO ORDER

The regular meeting of the Gardner Planning Commission was called to order at 7:00 pm on Tuesday, May 27, 2014, by Chairman Meder.

PLEDGE OF ALLEGIANCE

Chairman Meder led the Pledge of Allegiance.

ROLL CALL

Commissioners present:

Commissioner Limer
Commissioner Barber
Chairman Meder
Commissioner Gilmore
Commissioner Weatherford
Commissioner Livella

Commissioners Absent:

Vice-Chairman Kimzey

Staff members:

Michael Hall, Community Development Director
Michelle Leininger, Planning Manager
Travis Hulse, Planning Technician
Ryan Denk, City Attorney

There were approximately five interested individuals present at the meeting.

CONSENT AGENDA

1. **Standing approval of the minutes as written for the meeting on April 22, 2014.**
2. **Approval of the revised 2014 Planning Commission Schedule and Submittal Deadlines, and associated Planning Commission Resolution PC-14-01.**

Motion to approve the consent agenda as made by Barber, seconded by Gilmore.
Motion carried 6-0 (1-absent).

NEW BUSINESS

1. **University Park Addition No. 2**

a. FDP-14-02 Revised Final Development Plan for University Park Addition No. 2

Travis Hulse, Permit Technician, presented the staff report for consideration of a revised final development plan for University Park Addition No. 2 with a recommendation to the Planning Commission for approval with the following conditions,

1. The development shall be in accordance with Exhibit "A" (Final Development Plan), and Block 1, Lots 1-13 and Block 3, Lots 3-5 shall be in accordance with Exhibit "B" (Building Elevations) which are filed in the office of the Planning Commission Secretary and which are incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner.
2. Prior to approval of construction plans, the applicant shall submit revised architectural elevations to staff that include the use of masonry materials to provide coverage of at least 25 percent of the front and of the rear elevations of all duplexes along University Drive; and of the side elevations of the corner lots at the intersections of 164th Street and University Drive and Gretna Street and University Drive.
3. The applicant acknowledges that the size of the storm water detention basin in the approved multi-family development to the west may require modifications, based upon a pending Public Works review of the submitted storm water study, to accommodate the duplexes proposed with this final development plan.
4. Any fencing allowed by the homeowners association along University Drive shall be consistent in height, setbacks, and material type and design.

DISCUSSION

Chairman Meder invited public comment regarding the revised Final Development Plan for University Park Addition No. 2.

Craig Shaffer, applicant, stated that he is requesting that the original approved building elevations and footprint plans be removed and they be allowed to follow Gardner Design Standards.

Motion to approve FDP-14-02 with conditions 1-4, made by Barber, seconded by Weatherford.
Motion carried 6-0 (1-absent).

2. Zoning Ordinance Text Amendment

Michelle Leininger, Planning Manager, presented the staff report for consideration of text amendments to the Gardner Design Standards sections 1.1.3 and 1.6.1 and Chapter 18.05.035 with a request to forward to City Council with a recommendation of approval.

DISCUSSION

Chairman Meder opened the public hearing regarding the proposed text amendments.

Bruce Rieke, Rieke custom homes with RW Investments, discussed issues with having to redraw plans with the 7 foot limit for the garage sticking out. Mr. Rieke stated that he has no issues with the chimney and asked what the new standard will be?

Michelle Leininger stated there will be no new standard.

Motion to close the public hearing made by Livella, second by Barber.
Motion carried 6-0 (1-absent).

Commissioner Barber asked if there will a time in the future where a standard will be added back regarding the garage sticking out.

Michelle Leininger stated that there are no plans for it at this time, but could potentially be looked at in the future.

Motion to approve the forward of the removal of text amendments to City Council made by Barber, seconded by Gilmore, Motion carried 6-0 (1-absent).

3. Zoning Ordinance Text Amendment Initiation

Michael Hall, Community Development Director, presented the staff report for the consideration of initiation of a text amendment to Sections 18.170.020, 18.170.030 and 18.170.040 of the Zoning Ordinance regarding standards for signs in the agricultural and residential districts.

DISCUSSION

Commissioner Barber asked if the staff will be working with the school district as to what the guidelines will be for schools.

Michael Hall stated that it would be best if the sign standard is appropriate for all types of uses so there isn't an issue with other types of uses permitted in the districts.

Chairman Meder asks for public comment or commission discussion

Motion to approve to initiate the text amendments of sections 18.170.020, 18.170.030 and 18.170.040 by Barber, seconded by Livella, Motion carried 6-0 (1-absent)

OTHER BUSINESS

1. Comprehensive Plan Update

Michael Hall, Community Development Director, provided a status update concerning the Comprehensive Plan currently underway by Houseal Lavigne & Associates for the City of Gardner. He added a general overview of the work completed to date and future deliverables including presentation to the Comprehensive Plan Advisory Commission on June 26 and Community Open House on July 28.

ADJOURNMENT

Motion to adjourn made by Weatherford, seconded by Barber.
Motion carried 6-0 (1-absent).

Meeting adjourned at 7:32 p.m.

Kim Garrison
Administrative Assistant